

CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

Date: December 20, 2006
Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall

Time: 9:00 AM

9:00 a.m. **Docket No. 06120001 SP: Old Meridian Place Subdivision, Section 1 Secondary Plat**
The applicant seeks approval to plat 49 lots on 12.004 acres.
The site is located on Old Meridian Street south of Main Street and is zoned Single-Family Attached within the Old Meridian Overlay District.
Filed by Dennis Olmstead of Stoeppelwerth & Associates, Inc. for Centex Homes.

Present for the Petitioner: Jon Isaacs, Todd Schafer, and Jeff Pape with Centex Homes, Alan Sutkowski, Ed Waldrop, and Joe Rogers with ADS, Greg Spires with Stormtech, and Ed Fleming with Stoeppelwerth and Associates.

Petitioner's Presentation: Jon Isaacs said that their hope is to start pushing dirt in May or June of 2007 and deliver some townhomes close to the end of the year. He said that they were moving forward with the infrastructure improvements at this time.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent Ed Fleming a letter. He said that section one doesn't contain a regulated drain watershed. He said that they have no jurisdiction.

Shirley Hunter, Duke Energy: She said that she doesn't see any utility easements. She said that they had power on 131st Street as well as Old Meridian. She said that she isn't sure how they are going to feed it.

Ed Fleming said that he could get her an overall. He said that he could show Duke Energy where everything was going to go in the ground.

Jeff Pape said that they recently granted Carmel a right of entry.

Shirley Hunter, Duke Energy: She said that Shawn South in their office would be handling the project. She gave the petitioners his business card and a new service request form. She noted that he would need AutoCAD drawings.

Nick Redden, Carmel Engineering: He said that the department was still reviewing the plans and that they would give the petitioners comments as soon as they could.

Gary Hoyt, Carmel Fire Department: He said that he had sent the petitioners a letter. He clarified that the section would not have an amenity, that the

townhomes would have three stories with a garage, and that Centex Homes had no intention of sprinkling the townhome buildings.

Ryan Hartman, Clary Township Regional Waste District: He said that the project falls outside of their jurisdiction, so he had no comments.

Karyn Ryg, Carmel Transportation Systems Coordinator: She said that she sent the petitioners a letter. She said that all streets would need to have sidewalks.

Ed Fleming said that the interior streets are private. He said that the sidewalks would be in front of the building along the public access.

Karyn Ryg, Carmel Transportation Systems Coordinator: She said that should be fine and she would look at the plans again. She said that she noticed that some of the sidewalks were shown against the curb.

Ed Fleming said that it is not up against the roadway it is against the parking. He asked if it still had to be six-feet wide.

Karyn Ryg, Carmel Transportation Systems Coordinator: She said that it still needs to be six-feet wide because they would need to make room for door clearance. She said that she thinks that the intention is still a sidewalk along Old Meridian. She said that they weren't sure if there were going to be uses where activities would be happening in the sidewalk. She said that they wanted to make sure that a clear pedestrian thoroughway was provided.

Jon Isaacs said that was going to be a later discussion coming when they moved forward to seek approval for the buildings along there.

Jeff Pape said that some of the intersections were going to have special finishes, such as pavers or stamped concrete at the crosswalks of the intersections. He said that he was aware that something would have to be worked out with the Homeowner's Association, so that those are not having to be maintained by the City of Carmel.

Karyn Ryg, Carmel Transportation Systems Coordinator: She said that would probably fall mostly under the Department of Engineering. She said that the petitioners should be aware that the materials should be ADA compliant.

Ed Fleming said that those treatments were included on the landscape plans and that they would get those handed out.

Matt Griffin, Carmel DOCS: He said that the street names would have to be determined and included in the plat and that the petitioners should consult with Bill Akers to make that determination. He said that they would need the warranty deed instrument number and their docket number on there. He said that for the City of Carmel it is a "secondary plat", not a "final plat", so that language should be swapped out on the front page. He said that the petitioners should make sure that where the crosswalks align were perpendicular and that they perfectly align.

Christine Barton-Holmes, Carmel DOCS: She said that she had no comments at this time.

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9:15 a.m. **Docket No. 06120004 Z: Armstrong Rezone—CONTINUED TO JAN 17**
The applicant seeks to rezone X acres from S1/Residential to B3/Business.
The site is located at the northeast corner of Michigan Road (US 421) and W. 98th Street.
Filed by Paul Reis of Bose McKinney & Evans LLP for Armstrong Family Charitable Trust.

9:30 a.m. **Docket No. 06120003 SP: The Primrose School in the Village of West Clay**
The applicant seeks approval to plat 1 parcel within the Village of West Clay, for the development of an educational facility.
The site is located at the southwest corner of 131st Street and Moultrie Street, and is zoned PUD.
Filed by Andy Kern of Brenwick Development Company.

This item was previously reviewed by the Technical Advisory Committee in October 2006. Therefore, it was not discussed at this meeting.

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